

DATED

12 FEBRUARY

2013

(1) GOODENOUGH COLLEGE

and

(2) BARCLAYS BANK PLC

and

(3) THE MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF CAMDEN

**A G R E E M E N T**  
relating to land known as

London House  
Mecklenburgh Square  
London  
WC1N 2AB

pursuant to Section 106 of the Town and Country Planning  
Act 1990 (as amended)

Andrew Maughan  
Borough Solicitor  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9LP

Tel: 020 7974 5647  
Fax: 020 7974 1920

CLS/PK/1685.1755\_FINAL

THIS AGREEMENT is made the 12<sup>th</sup> day of February 2013

**B E T W E E N:**

1. **GOODENOUGH COLLEGE** (registered under company number 00246919) whose registered office is at London House, Mecklenburgh Square, London, WC1N 2AB (hereinafter called "the Owner") of the first part
2. **BARCLAYS BANK PLC** (registered under company number 01026167) whose registered office is at 1 Churchill Place, London, E14 5HP (hereinafter called "the Mortgagee") of the second part
3. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the third part

**WHEREAS**

- 1.1 The Owner is registered at the Land Registry as the freehold proprietor with Title absolute of the Property under Title Number 394239 subject to a charge to the Mortgagee.
- 1.2 The Owner is the freehold owner of and is interested in the Property for the purposes of Section 106 of the Act.
- 1.3 A Planning Application for the development of the Property was submitted to the Council and validated on 14<sup>th</sup> August 2012 and the Council resolved to grant permission conditionally under reference number 2012/3962/P subject to conclusion of this legal Agreement.
- 1.4 The Council is the local planning authority for the purposes of the Act for the area in which the Property is situated and considers it expedient in the interests of the proper planning of its area that the development of the Property should be restricted or regulated in accordance with this Agreement.

- 1.5 As local highway authority the Council considers the Highways Works to be carried out pursuant to this section 278 Agreement to be in the public benefit.
- 1.6 For that purpose the Owner is willing to enter into this Agreement pursuant to the provisions of Section 106 of the Act.
- 1.7 The Mortgagee as mortgagee under a legal charge registered under Title Number 394239 and dated 7<sup>th</sup> July 2011 is willing to enter into this Agreement to give its consent to the same.

2. **DEFINITIONS**

In this Agreement the following expressions (arranged in alphabetical order) shall unless the context otherwise requires have the following meanings:-

- |     |   |  |
|-----|---|--|
| 2.1 | "the Act"                                     | the Town and Country Planning Act 1990 (as amended)  |
| 2.2 | "the Agreement"                               | this Planning Obligation made pursuant to Section 106 of the Act   |
| 2.3 | "the Application for Listed Building Consent" | an application for conservation area consent in respect of the development of the Property submitted to the Council and validated on 14 <sup>th</sup> August 2012 under reference number 2012/3998/L |
| 2.4 | "the Development"                             | (i) in respect of the Planning Permission:   |

erection of a 4th floor mansard roof extension and alterations to existing 3rd floor on north side (facing Mecklenburgh Square) to provide 16 additional student bedrooms, installation of new roof plant at northeast corner of block, installation of new door on internal courtyard elevation and widening of kitchen service entrance on Doughty Street elevation as shown on drawing numbers (all prefix 5500 and revision P1) PL(00) 01 to 04; PL(1-) 10 to 27, 70 to 75, 83, 84, 92 to 96, 143; PL(2-) 30 to 37, 76 to 81, 85, 86, 87; PL(3-) 90 to 91; PL(27) 82; PL(31) 38, 88, 89; PL(35) 40 to 47, 107; PL(43) 50 to 57; PL(72) 60 to 66; PL(74) 01 to 18; PL(82) 100 to 131; (all prefix 5500 and revision P2) PL(1-) 140; PL(2-) 141, 142; BREEAM new construction 2011 Pre-assessment Report Rev C dated July 2012 by Hoare Lea; Energy and Renewable Energy statement Rev B by Hoare Lea; Scope of works rev P1 dated 27.7.12; External plant noise impact assessment by Hoare Lea; Preliminary Construction Management Plan dated 24.7.12; Service Management Plan dated July 2012; Student Residential Accommodation Management Plan dated July 2012; and

(ii) in respect of the Listed Building Consent: erection of a 4th floor mansard roof extension and alterations to existing 3rd floor on north side (facing Mecklenburgh Square) to provide 16 additional student bedrooms, internal alterations to staff rooms to provide additional bedrooms at lower ground and ground floors, installation of new roof plant at northeast corner of block, installation of new door on internal courtyard elevation and widening of kitchen service entrance on Doughty Street elevation, and various other internal and external alterations as

shown on (all prefix 5500 and revision P1) PL(00) 01 to 04; PL(1-) 10 to 27, 70 to 75, 83, 84, 92 to 96, 143; PL(2-) 30 to 37, 76 to 81, 85, 86, 87; PL(3-) 90 to 91; PL(27) 82; PL(31) 38, 88, 89; PL(35) 40 to 47, 107; PL(43) 50 to 57; PL(72) 60 to 66; PL(74) 01 to 18; PL(82) 100 to 131; (all prefix 5500 and revision P2) PL(1-) 140; PL(2-) 141, 142; Scope of works rev P1 dated 27.7.12

2.5 "the Implementation Date"

the date of implementation of the Development by the carrying out of a material operation as defined in Section 56 of the Act and references to "Implementation" and "Implement" shall be construed accordingly

2.6 "Occupation Date"

the first date when any part of the Development is occupied and the phrases "Occupy", "Occupied" and "Occupation" shall be construed accordingly

2.7 "Listed Building Consent"

a listed building consent granted for the Development substantially in the draft form annexed hereto

2.8 "the Parties"

the Council the Owner and the Mortgagee

2.9 "the Planning Application"

a planning application in respect of the development of the Property submitted to the Council and validated on 14<sup>th</sup> August 2012 for which a resolution to grant permission has been passed conditionally under reference number 2012/3962/P subject to conclusion of this Agreement

2.10 "Planning Obligations  
Monitoring Officer"

a planning officer of the Council from time to time allocated to deal with all planning obligations pursuant to S106 of the Act to whom all notices, correspondence, approvals etc must be sent in the manner prescribed at clause 6.1 hereof

2.11 "the Planning  
Permission"

a planning permission granted for the Development substantially in the draft form annexed hereto

2.12 "the Property"

the land known as London House, Mecklenburgh Square, London WC1N 2AB the same as shown edged red on the plan annexed hereto

2.13 "the Sustainability Plan"

a plan securing the incorporation of sustainability measures in the carrying out of the Development in its fabric and in its subsequent management and occupation based which shall include:-

(a) a BREEAM Multi-residential building assessment achieving at least Very Good and attaining at least 50% of the credits in each of the Energy Water and Materials categories;

(b) include a pre-Implementation review by an appropriately qualified and recognised independent verification body in respect of the Property certifying that the measures incorporated in the Sustainability Plan are achievable in the Development and satisfy the aims and objectives of the Council's strategic policies on sustainability contained within its Development Plan; and

(c) measures to secure a post-construction review of the Development by an appropriately qualified and recognised independent verification body in respect of the Property certifying that the measures incorporated in the Sustainability Plan have been achieved in the Development and will be maintainable in the Development's future management and occupation

**NOW THIS DEED WITNESSETH** as follows:-

- 3.1 This Agreement is made in pursuance of Section 106 of the Act, and is a planning obligation for the purposes of Section 106 as aforesaid, and shall be enforceable by the Council against the Owner as provided herein and against any person deriving title to any part of the Property from the Owner and insofar as it is not a planning obligation its provisions may be enforceable by the Council under any relevant statutory powers.
- 3.2 Words importing the singular shall include the plural and vice versa and any words denoting actual persons shall include companies corporations and other artificial persons.
- 3.3 Any reference to a specific statute or statutes include any statutory extension or modification amendment or re-enactment of such statute and any regulation or orders made under such statute.
- 3.4 The clause and paragraph headings do not form part of this Agreement and shall not be taken into account in its construction of interpretation.
- 3.5 It is hereby agreed between the Parties that save for the provisions of clauses 1, 2, 3, 5, 6, 7 and 8 hereof all of which shall come into effect on the date hereof the covenants undertakings and obligations contained within this Agreement shall become binding upon the Owner upon the Implementation Date.

- 3.6 The Council hereby agrees to grant the Planning Permission on the date hereof.
- 3.7 The Parties save where the context states otherwise shall include their successors in title.

4. **OBLIGATIONS OF THE OWNER**

The Owner hereby covenants with the Council as follows:-

4.1 **SUSTAINABILITY PLAN**

- 4.1.1 On or prior to the Implementation Date to submit to the Council for approval the Sustainability Plan.
- 4.1.2 Not to Implement nor permit Implementation until the Sustainability Plan has been approved by the Council acting reasonably as demonstrated by written notice to that effect.
- 4.1.3 Not to Occupy or permit Occupation of the Property until a satisfactory post-completion review has been submitted to and approved by the Council acting reasonably in writing confirming that the measures incorporated in the Sustainability Plan as approved by the Council have been incorporated into the Property.
- 4.1.4 Following the Occupation Date the Owner shall not Occupy or permit Occupation of any part of the Development at any time when the Development is not being managed in strict accordance with the Sustainability Plan as approved by the Council and shall not Occupy or permit Occupation of the Development otherwise than in strict accordance with the requirements of the Sustainability Plan.

5. **NOTICE TO THE COUNCIL/OTHER MATTERS**

- 5.1 The Owner shall give written notice to the Council on or prior to the Implementation Date specifying that Implementation of the Development has taken or is about to take place.
- 5.2 Within seven days following completion of the Development the Owner shall certify in writing to the Planning Obligations Monitoring Officer in the manner outlined at clause



6.1 hereof quoting planning reference 2012/3962/P the date upon which the Development is ready for Occupation.

- 5.3 The Owner shall act in good faith and shall co-operate with the Council to facilitate the discharge and performance of all obligations contained herein and the Owner shall comply with any reasonable requests of the Council to have access to any part of the Property or any requests to provide documentation within the Owner's possession (at the Owner's expense) for the purposes of monitoring compliance with the obligations contained herein.
- 5.4 The Owner agrees declares and covenants with the Council that it shall observe and perform the conditions restrictions and other matters mentioned herein and shall not make any claim for compensation in respect of any condition restriction or provision imposed by this Agreement and further shall indemnify the Council for any expenses or liability arising to the Council in respect of breach by the Owner of any obligations contained herein save to the extent that any act or omission of the Council its employees or agents has caused or contributed to such expenses or liability.
- 5.5 If satisfied as to the compliance of the Owner in respect of any obligation in this Agreement the Council shall (if requested to do so in writing and subject to payment of a fee of £1,000 in respect of each such obligation) provide through its Head of Legal Services a formal written certification of compliance, partial compliance or ongoing compliance (as and if appropriate) with the provisions of any such obligation.
- 5.6 Submission of any plan to the Council under **Clause 4.1 (Sustainability Plan)** for approval by the Council under the terms of this Agreement shall be made by the Owner to the Council sending the full document and any appendices in electronic format or in hard copy by post to the Planning Obligations Monitoring Officer referring to the names dates and Parties to this Agreement and citing the specific clause of this Agreement to which such plan relates quoting the planning reference 2012/3962/P.
- 5.7 All consideration given in accordance with the terms of this Agreement shall be exclusive of any value added tax properly payable in respect thereof and all parties other than the Council shall pay and indemnify the Council against any such value added tax properly payable on any sums paid to the Council under this Agreement

upon presentation of an appropriate value added tax invoice addressed to the Owner.

- 5.8 All costs and expenses payable to the Council under this Agreement shall bear interest at the rate of 4% above the Base Rate of the National Westminster Bank plc from time to time being charged from the date such payment is due until payment is made.

6. **IT IS HEREBY AGREED AND DECLARED** by the Parties hereto that:-

- 6.1 The provisions of Section 196 of the Law of Property Act 1925 (as amended) shall apply to any notice or approval or agreement to be served under or in connection with this Agreement and any such notice or approval shall be in writing and shall specifically refer to the name, date and Parties to the Agreement and shall cite the clause of the Agreement to which it relates and in the case of notice to the Council shall be addressed to the London Borough of Camden, Planning Obligations Officer, Urban Design and Renewal, Planning and Public Protection, Culture and Environment Directorate, Town Hall Annex, Argyle Street, London WC1H 9LP quoting the planning reference number 2012/3962/P and in the case of any notice or approval or agreement from the Council this shall be signed by a representative of the Council's Environment Department.
- 6.2 This Agreement shall be registered as a Local Land Charge.
- 6.3 The Owner agrees to pay the Council its proper and reasonable legal costs incurred in preparing this Agreement on or prior to the date of completion of the Agreement.
- 6.4 The Owner hereby covenants with the Council that it will within 28 days from the date hereof apply to the Chief Land Registrar of the Land Registry to register this Agreement in the Charges Register of the title to the Property and will furnish the Council forthwith on written demand with official copies of such title to show the entry of this Agreement in the Charges Register of the title to the Property.
- 6.5 Nothing contained or implied in this Agreement shall prejudice or affect the Council's powers to enforce any specific obligation term or condition nor shall anything contained or implied herein prejudice or affect any provisions, rights, powers, duties

and obligations of the Council in the exercise of its functions as Local Planning Authority for the purposes of the Act or as a local authority generally and its rights, powers, duties and obligations under all public and private statutes, bye laws and regulations may be as fully and effectually exercised as if the Council were not a party to this Agreement.

- 6.6 Neither the Owner or the Mortgagee nor their successors in title nor any person deriving title from them shall be bound by the obligations in this Agreement in respect of any period during which it no longer has an interest in the Property but without prejudice to liability for any breach committed prior to the time it disposed of its interest.
- 6.7 For the avoidance of doubt the provisions of this Agreement (other than those contained in this sub-clause) shall not have any effect until this Agreement has been dated.
- 6.8 If the Planning Permission is quashed or revoked or otherwise withdrawn or expires before effluxion of time for the commencement of development or is modified (other than by agreement with or at the request of the Owner) this Agreement shall forthwith determine and cease to have effect and the Council will effect cancellation of all entries made in the Register of Local Land Charges in respect of this Agreement.

## **7. MORTGAGEE EXEMPTION**

- 7.1 The Mortgagee hereby consents to the completion of this Agreement and agrees to be bound by it and to the same being registered at the Land Registry as provided in Clause 6.4 hereof and for the avoidance of doubt agrees to be bound by the said obligations only in the event that it becomes a mortgagee in possession of the Property.

## **8. RIGHTS OF THIRD PARTIES**

- 8.1 The Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement

IN WITNESS whereof the Council has caused its Common Seal to be hereunto affixed and the Owner and the Mortgagee have executed this instrument as their Deed the day and year first before written

EXECUTED AS A DEED BY  
GOODENOUGH COLLEGE  
acting by a Director and its Secretary  
or by two Directors

Director Name: (CAPITALS)

Director Signature:

Director/Secretary Name (CAPITALS)

Director/Secretary Signature:

V. to H.

NATHAN HIRST CR

GARY HIRTH  
30/1/2013

EXECUTED AS A DEED BY  
BARCLAYS BANK PLC  
acting by a Director and its Secretary  
or by two Directors

Director Name: (CAPITALS)

Director Signature:

Director/Secretary Name (CAPITALS)

Director/Secretary Signature:

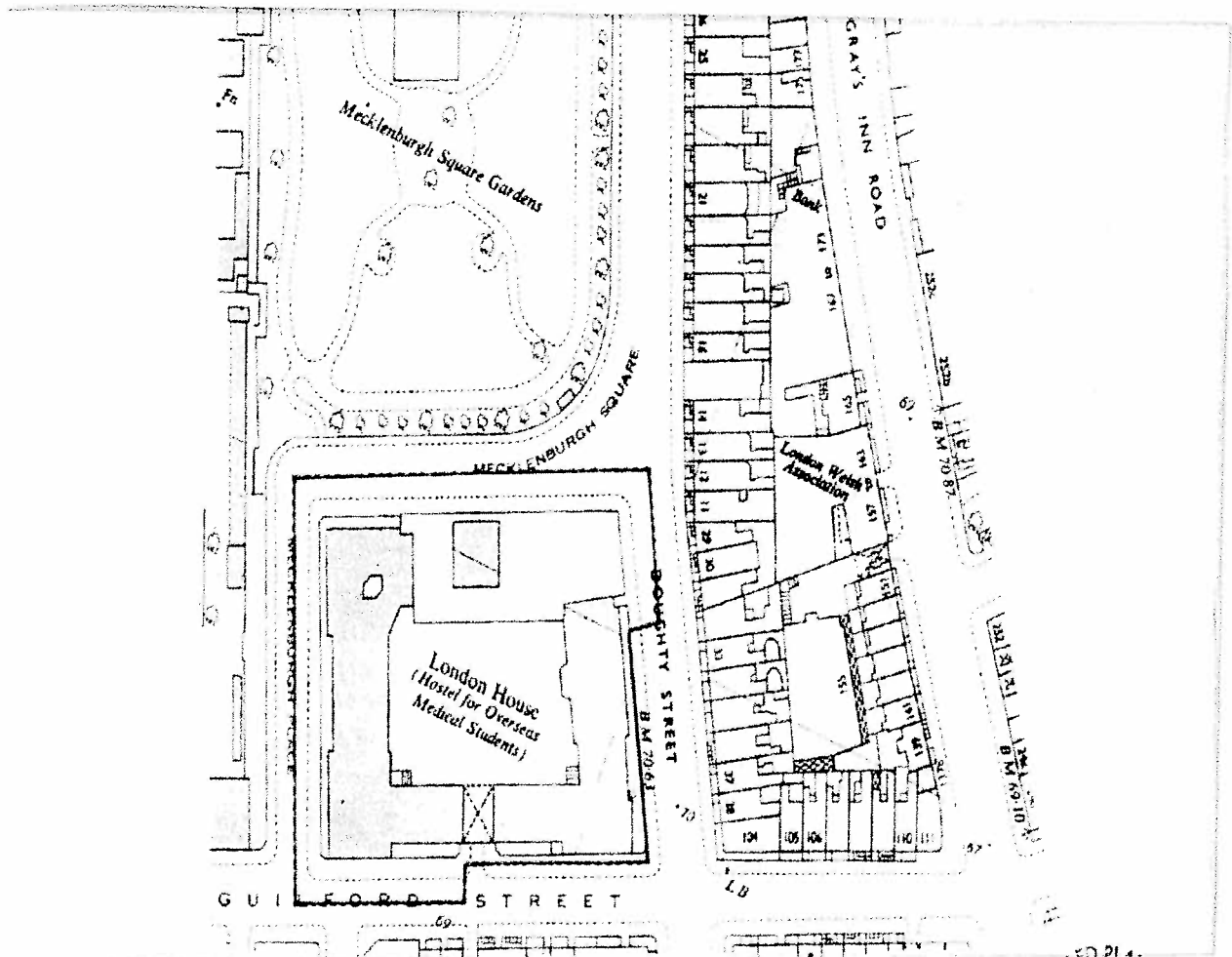
RICHARD ROBINSON

THE COMMON SEAL OF THE MAYOR  
AND BURGESSES OF THE LONDON  
BOROUGH OF CAMDEN was hereunto  
Affixed by Order:-

Authorised Signatory



**LONDON HOUSE,  
MECKLENBURGH SQUARE,  
LONDON,  
WC1N 2AB**



*Ant*  
a sec.  
30/1/2013



Colliers International  
9 Marylebone Lane  
London  
W1U 1HL United

Application Ref: **2012/3962/P**

6 November 2012

Dear Sir/Madam

**DRAFT**  
FOR INFORMATION ONLY - NOT A FORMAL DECISION  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**London House  
Mecklenburgh Square  
London  
WC1N 2AB**

**DECISION**

**Proposal:**

Erection of a 4th floor and conversion of existing 3rd floor on north side (facing Mecklenburgh Square) to provide 16 additional student bedrooms, installation of new roof plant at northeast corner of block, installation of new door on internal courtyard elevation and widening of kitchen service entrance on Doughty Street elevation

Drawing Nos: (all prefix 5500 and revision P1) PL(00) 01 to 04; PL(1-) 10 to 27, 70 to 75, 83, 84, 92 to 96, 143; PL(2-) 30 to 37, 76 to 81, 85, 86, 87; PL(3-) 90 to 91; PL(27) 82; PL(31) 38, 88, 89; PL(35) 40 to 47, 107; PL(43) 50 to 57; PL(72) 60 to 66; PL(74) 01 to 18; PL(82) 100 to 131; (all prefix 5500 and revision P2) PL(1-) 140; PL(2-) 141, 142;

BREEAM new construction 2011 Pre-assessment Report Rev C dated July 2012 by Hoare Lea; Energy and Renewable Energy statement Rev B by Hoare Lea; Scope of works rev P1 dated 27.7.12; External plant noise impact assessment by Hoare Lea; Preliminary Construction Management Plan dated 24.7.12; Service Management Plan dated July 2012; Student Residential Accommodation Management Plan dated July 2012

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be in materials that resemble, as closely as possible, in colour and texture to the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, or other apparatus shall be attached to or installed on the external face of the buildings without the prior approval of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 A sample panel of the facing brickwork, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive facade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Before the use commences, notwithstanding the details shown on the approved plans, details of the external noise and vibration control measures in the northeast corner and any necessary associated sound insulation shall be submitted to and approved by the Council. The acoustic isolation shall thereafter be implemented in accordance with the approved details and maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The proposed cycle storage facility, as shown on the plans hereby approved, shall be provided in its entirety prior to the first occupation of any of the new rooms and thereafter permanently maintained in accordance with the approved details.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans- (all prefix 5500 and revision P1) PL(00) 01 to 04; PL(1-) 10 to 27, 70 to 75, 83, 84, 92 to 96, 143; PL(2-) 30 to 37, 76 to 81, 85, 86, 87; PL(3-) 90 to 91; PL(27) 82; PL(31) 38, 88, 89; PL(35) 40 to 47, 107; PL(43) 50 to 57; PL(72) 60 to 66; PL(74) 01 to 18; PL(82) 100 to 131; (all prefix 5500 and revision P2) PL(1-) 140; PL(2-) 141, 142;

BREEAM new construction 2011 Pre-assessment Report Rev C dated July 2012 by Hoare Lea; Energy and Renewable Energy statement Rev B by Hoare Lea; Scope of works rev P1 dated 27.7.12; External plant noise impact assessment by Hoare Lea; Preliminary Construction Management Plan dated 24.7.12; Service Management Plan dated July 2012; Student Residential Accommodation Management Plan dated July 2012.

Reason: For the avoidance of doubt and in the interest of proper planning.



- 9 The new student rooms shall be used in association with the existing student hall of residence and shall be occupied in accordance with the Student Management Plan hereby approved.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of traffic congestion and excessive on-street parking pressure etc, in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP9, DP16 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Details of a Construction Management Statement relating to the demolition and construction works shall be submitted to and approved by the Council before any works start on site.

Reason: To avoid obstructing the streets and to safeguard amenities of adjacent premises, in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP20 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You may also be subject to the Council's Environmental Control Service, Camden Town Hall, Argyle Street, WC1H 8EQ, Tel: 020 7974 4444 (ext: 3097 or 3093).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 - Distribution of growth, CS3 - Other highly accessible areas, CS5 - Managing the impact of growth and development, CS6 - Providing quality homes, CS9 - Achieving a successful Central London, CS11 - Promoting sustainable and efficient travel, CS13 - Tackling climate change, CS14 - Promoting high quality

places and conserving our heritage, CS19 - Delivering and monitoring the Core Strategy, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP6 - Lifetime homes and wheelchair homes, DP9 - Student housing etc., DP16 - transport implications of development, DP17 - Walking, cycling and public transport, DP19 - Managing the impact of parking, DP20 - Movement of goods and materials, DP22 - Sustainable construction, DP23 - Water, DP24 - Securing high quality design, DP25 - Conserving Camden's heritage, DP26 - Managing the impact of development on occupiers and neighbours, DP28 - Noise and vibration, DP29 - Improving access. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation based on the Mayor's CIL charging schedule and the information given in the application the charge is likely to be £15,900 (318sqm x £50). This amount is based on the information submitted in your planning application and may be revised on the receipt of the Additional Information Requirement Form or other changing circumstances. This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.
- 5 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020 7974 6956) detailed arrangements for the transportation of materials and vehicles on the site. The Council will prosecute those responsible for any breaches of the Highways and Litter Acts which occur as a result of the development.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ
- 7 You are advised that the Council will expect all new buildings and structures to be as energy efficient and sustainable as is reasonably practicable and welcomes the measures that have been indicated to date.

Yours faithfully

Culture and Environment Directorate

Colliers International  
9 Marylebone Lane  
London  
W1U 1HL United

Tel 020 7974 4444  
Fax 020 7974 1930  
Textlink 020 7974 6866

planning@camden.gov.uk  
www.camden.gov.uk/planning

Application Ref: **2012/3998/L**

6 November 2012

Dear Sir/Madam

**DRAFT**  
FOR INFORMATION ONLY - NOT A FORMAL DECISION  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**London House  
Mecklenburgh Square  
London WC1N 2AB**

**Proposal:**

**DECISION**  
Erection of a 4th floor roof extension and alterations including 3rd floor on north side (facing Mecklenburgh Square) for additional bedrooms, internal alterations to staff rooms to provide additional bedrooms at lower ground and ground floors, installation of new roof plant at northeast corner of block, installation of new door on internal courtyard elevation and widening of kitchen service entrance on Doughty Street elevation, and various other internal and external alterations

Drawing Nos: (all prefix 5500 and revision P1) PL(00) 01 to 04; PL(1-) 10 to 27, 70 to 75, 83, 84, 92 to 96, 143; PL(2-) 30 to 37, 76 to 81, 85, 86, 87; PL(3-) 90 to 91; PL(27) 82; PL(31) 38, 88, 89; PL(35) 40 to 47, 107; PL(43) 50 to 57; PL(72) 60 to 66; PL(74) 01 to 18; PL(82) 100 to 131; (all prefix 5500 and revision P2) PL(1-) 140; PL(2-) 141, 142;  
Scope of works rev P1 dated 27.7.12

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documents already approved, required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new windows to proposed extension at a scale of 1:10 with typical glazing bar details at 1:1.

b) Sample of stone for extended external door opening on the east elevation.

c) Samples of slate for mansard extension.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The radiators hereby approved in the Great Hall shall be coloured to match as closely as possible the adjacent dado panel and be so maintained.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent. [Delegated]

The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Conserving our places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report

Yours faithfully

Culture and Environment Directorate

**DECISION**

DATED 12 FEBRUARY 2013

(1) GOODENOUGH COLLEGE

and

(2) BARCLAYS BANK PLC

and

(3) THE MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF CAMDEN

**A G R E E M E N T**  
relating to land known as

London House  
Mecklenburgh Square  
London  
WC1N 2AB

pursuant to Section 106 of the Town and Country Planning  
Act 1990 (as amended)

Andrew Maughan  
Borough Solicitor  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9LP

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